

Planning Board Minutes

July 11, 2012

Present: Scott Bickford, Richard Benner, Larry Choate, Robert Pratt, William Leppanen, Dale Martin, Sue Choate

7:30 PM Meeting called to order

Robert Pratt made a motion to accept minutes from March 14th and May 9th. All in favor. Motion carried.

7:35 PM Elliot Lowe presented to the board a plan to divide his property on Granite Point Drive (Torney Subdivision lot spilt, Map 2, Lot 75). The bank wants the property split in two in order for him to get a loan. Robert Pratt made a motion to accept the land split. William Leppanen seconded it. Motion carried. Elliot Lowe has to get the new plans recorded at the Knox County Registry of Deeds.

7:45 PM Don Keating submitted an application for a lunch wagon to be located at 90 Ballyhac Road (Map 3, Lot 12). Mr. Keating did not attend the meeting. Robert Pratt moved that the hearing be tabled until next meeting when Mr. Keating could be present. Larry Choate seconded it. Motion carried 4 to 1.

8:05 PM The final draft for Zoning Ordinances and Site Plan Ordinances are on the table for discussion. A copy was sent William Dale, Esq. to go over. Mr. Dale sent back his suggestions.

8:10 PM Robert Pratt has an issue with the driveway setback for property line in the zoning ordinance. Robert Pratt moved that we strike out the driveway setback. Then at another time they research driveway standards and see if they can come to some sort of agreement. Larry Choate seconded it. Motion carried.

Page 13 (zoning ordinance) Note (11). Scott Bickford added "or CEO as applicable" after the wording "the Planning Board".

Page 14 (zoning ordinance) Line 6 to be removed.

Page 33 (zoning ordinance) Driveway-Shared paragraph be removed.

Everything else was approved on the Zoning ordinance.

8:45 PM Site Plan Review Ordinance

Page 6 (Site Plan Review) C. Vehicular Access change the word **shall** to **should**.

Page 7 (Site Plan Review) H. Glare – remove whole section and in place of the word glare just type **RESERVED**

Page 10 (Site Plan Review) Section 6. General Provisions, section 6.1 the word **of** should be **except performance standards,**

9:15 PM Larry Choate made a motion to accept the Zoning Ordinances and Site Plan

Ordinances with these changes. All in favor. Motion carried.

Respectfully submitted,

Pamela Curtis
Recording secretary